



PLANNING & DEVELOPMENT
SERVICES DEPARTMENT

CITY OF FRISCO

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Planning & Development Services March 2009 Report on Building Inspection, Code Enforcement, Animal Control, development, and training activities: City Council Meeting – April 21, 2009

Projects

Clean Air Ordinance - No reported violations.

Frisco Assistant Code Team (FACT) – Three (3) reported cases in March (2 no house numbers, 1 vegetation). Violations were resolved.

Abandoned Builder Lots – Started out with 82 lots from last year. It has since been reduced to 22 lots. New mowing contract completed for this season with the same vendor that mowed the lots last year.

Legislative Session – Staff is carefully following the progress of House Bill 4144 regarding comprehensive plan and future land uses. This bill would have a detrimental impact upon cities ability to plan for future development through the comprehensive planning process.

Development Agreements – Staff continues to work on three agreements:

- Hanover Development
- Hills of Kingswood Development
- Stonewater Crossing

New Subdivision Ordinance – Staff met on March 11, 2009 with the consultant and March 26-27, 2009 with Engineering Services to finalize the comments on the Draft Subdivision Ordinance. The draft has been sent to the Technical Committee (consultants and developers) and will be meeting in April.

Comprehensive Zoning Ordinance (CZO) Update – A Zoning Advisory Committee (ZAC) meeting was held on March 11, 2009. The committee discussed the results of the interviews with stakeholders and the development community. The next ZAC meeting will be held on April 8, 2009.

Multi-Family Ordinance Update - The Multi-family Ordinance became effective January 1, 2009. As of March 31st, twenty-two (22) complexes are registered with four (4) new complexes under construction. During this period staff has visited each site to explain the ordinance requirements and answer any questions from the property owners and/or management. Management was provided with materials and information on property standards and inspection procedures. Two complexes were inspected in March with very good results. The goal in the first year of implementation is to inspect two-to-three complexes per month so that subsequent annual inspections are spaced through the year rather than all due at one time.

Sickles House in Heritage Village Update - Building inspectors began interior renovations of the Sickie House in the Heritage Village. One hundred & sixty eight man hours of labor were contributed to the project in March. Tasks completed to date include:

- ☐ Demolition of first & second floor bath and closets.
- ☐ Removed all wall coverings in house.
- ☐ Removed trim from entire house and stored for reuse.
- ☐ Demolition of existing electrical system.
- ☐ Reinstalled panel and connected new service.
- ☐ Home run circuits installed into attic space.

At completion, the Sickie House will have the capabilities to hold private and public functions complementing the current improvements to Heritage Village.

Sustainability Series – Staff has continued the series of presentations and discussions in March of what makes a community sustainable with the Planning & Zoning Commission.

Building Report Overhaul - Building Inspections staff has been working with the IT Department to simplify our monthly permit and inspection activity reports. The format for these reports has changed but contains the same data you have been receiving in the past. The reports include:

- ☐ Permits issued for the month by subtype
- ☐ Permits issued to date for Fiscal Year comparison to same period last year
- ☐ Building inspection totals by month with a five year comparison
- ☐ Health inspection totals by month with a five year comparison
- ☐ Commercial permit numbers with area and valuation with a five year comparison
- ☐ Permits issued per month by calendar year with a five year comparison

For questions regarding these reports, please contact Steve Covington, Building Official (972) 292-5330.

City Council Requested Items

Not applicable for March.

Training

In March, staff attended the following training sessions:

- ☐ Advanced Legal (Code) Update
- ☐ Managing Urban Wildlife Seminar
- ☐ Cruelty Investigation Class
- ☐ Virginia Graeme Baker Act Seminar
- ☐ International Building Code (Metal Framing)
- ☐ ICC Plumbing/Mechanical/Gas Officials Seminar
- ☐ Legislative Updates for Code Enforcement Officers
- ☐ Sustainability in Codes and Public Policy
- ☐ Rebuilding our Cities and Suburbs: A Fresh Start for Tired Places Conference
- ☐ Integrated Storm Water Management (iSWM) workshop
- ☐ Urban Economic Workshop

Statistics

Building Permit Report Summary for March:

Building Permits	March 2009	March 2008	Fiscal Year 2008-09	Fiscal Year 2007-08
Single Family	58 (57% ↓)	101	288 (44% ↓)	648
Commercial	18 (18% ↓)	22	144 (14% ↓)	168

Supporting Documents Attached:

- ☐ Permit Activity
- ☐ Annual Residential – Calendar Permits Issued
- ☐ Annual Commercial – Calendar Permits Issued
- ☐ Annual Sign Permits Issued
- ☐ Annual Pool Permits Issued
- ☐ Annual Health Permits Issued
- ☐ Annual Permit to Operate Permit Issued – Public & Semi-Public Pools
- ☐ Inspections per Month by Year
- ☐ Annual Commercial Permit Valuation Totals

Note: Contact Steve Covington, Chief Building Official at (972) 292-5330 if you have questions.

Code Enforcement & Animal Control Activity Summary for March:

Calls	March 2009	March 2008
Code Enforcement	309 ↑ (11%)	279
Animal Control	409 ↓ (8%)	445

Supporting Documents Attached:

- | | |
|---|---|
| <input type="checkbox"/> Code Enforcement – Open Case Count Total (Fiscal Year) | <input type="checkbox"/> Animal Control Activity Report |
| <input type="checkbox"/> Code Enforcement – Open Cases (Calendar Year) | <input type="checkbox"/> Animal Control Activity Summary |
| <input type="checkbox"/> Animal Control – Open Case Count Totals (Fiscal Year) | <input type="checkbox"/> Code Enforcement – Monthly Standard Report |
| <input type="checkbox"/> Animal Control – Open Cases (Calendar Year) | |

Note: Contact Greg Carr, Code Enforcement Division Administrator at (972) 292-5369 if you have questions.

Quadrant Report - Code Enforcement Officers continue to patrol City right of ways and city-owned properties for illegally posted signage, litter & debris, illegal dumping, tall vegetation, and other nuisances. The historical data provided is from the prior Monitoring Ends Statement IV report (chart) for the period December 1, 2007 through March 31, 2009. See supporting documents.

Residential Acreage Memo (RAM) – See supporting documents.

Monthly Applications and Submittals – See supporting documents.

Population Estimate – 102,912 (as of April 1, 2009).

Miscellaneous

Animal Control Officers Brad Dunham and Steven Lerner captured an injured Bobcat. The incident made numerous news outlets. Senior Animal Control Officer Mike Hansen conducted interviews with the Dallas Morning News, KRLD radio, NBC5, and Univision. The officer's actions were caught on video and photographs. Their professionalism brought great credit to the Department and to the City.